CALL TO ORDER
Mayor Kathy Keolker-Wheeler called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

ROLL CALL OF COUNCILMEMBERS
TERRI BRIERE, Council President; DENIS LAW; DAN CLAWSON; TONI NELSON; RANDY CORMAN; DON PERSSON; MARCIE PALMER.

CITY STAFF IN ATTENDANCE
KATHY KEOLKER-WHEELER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SANDRA MEYER, Transportation Systems Director; LESLIE BETLACH, Parks Director; MIKE WILSON, Interim Finance and Information Services Administrator; ALEX PIETSCH, Economic Development Administrator; LINDA HERZOG, Interim Assistant to the CAO; SONJA MEJLAENDER, Community Relations Specialist; COMMANDER TIM TROXEL, Police Department.

SPECIAL PRESENTATIONS
Bob Edwards, Port of Seattle Commission President, gave an update on the following Port of Seattle issues: the resolution of the third runway litigation at Seattle-Tacoma International Airport and creation of the Highline Forum; the opening of the new airport central terminal in May; the impacts of the potential relocation of Southwest Airlines to Boeing Field and the Port of Seattle's opposition to this action; the light rail airport link connection; the increase in cargo container and cruise ship business at Seaport; and the upgrade of Fishermen's Terminal and the Shilshole Bay Marina. Commissioner Edwards noted the 17% increase in the port's net revenues in 2004, and the potential of exceeding those 2004 revenues in 2005. He concluded that overall, the Port of Seattle is in good shape.

In response to Council inquiries, Commissioner Edwards reported that the Seaport is able to handle a capacity of three cruise ships at a time, and explained that the advancements in cruise ship technology have increased the cruise ship business. Mr. Edwards further reported that the airport's third runway project is on course to be completed in 2008.

Sandra Meyer, Transportation Systems Director, reported that on August 12th, the Eastside Transportation Partnership (ETP) recommended approval of the Sound Transit amendments to Sound Move to allocate $19 million to the Rainier/Hardie and SW 27th St./Strander Blvd. projects, and the proposal will be presented to the South County Area Transportation Board (SCATBd) on August 17th. She introduced Joni Earl, Sound Transit Chief Executive Officer, who presented an overview of Sound Transit and Sound Transit 2.

Ms. Earl reviewed the project list of all the capital programs at Sound Transit, and noted the growth in ridership since 2004. In regards to light rail, she reported that there are currently 14 miles under construction, and the Seattle-Tacoma International Airport link connection was recently approved. Ms. Earl also reported that of the 25 projects in the East King County Subarea, five projects are completed and in operation, seven projects are in construction, and the balance are in engineering and design.

Continuing with Sound Transit 2 (ST2), Ms. Earl stated that on July 7th, after
many public hearings, the Sound Transit Board adopted six changes to its long-range plan, which was originally adopted in 1996. The changes increase the emphasis on serving the designated urban centers, and stick with commuter rail, light rail, and bus rapid transit transportation technologies. She reviewed the ST2 preliminary project lists for the East and South King County Subareas, and the timeline for setting the ST2 project priorities, determining the financial needs, and bringing the package to a public vote.

Ms. Earl concluded by reviewing the project evaluation criteria, such as ridership, costs, reliability, system integration and customer experience, which the Sound Transit Board must consider when making a choice among competing transportation technologies.

Mayor Keolker-Wheeler expressed her appreciation to Councilmembers Persson and Palmer for serving on SCATBd and ETP. Councilman Corman noted that the Transportation Committee will review on 9/1/2005 the list of prioritized projects within Renton for inclusion in the ST2 work plan.

In response to Councilman Persson's inquiry regarding annexing areas to the Sound Transit District, Ms. Earl explained that per Sound Transit's policy, jurisdictions must want to be annexed.

**Community Event: Renton River Days Recap**

Community Relations Specialist Sonja Mejlaender introduced Bill Hulten, IKEA Renton River Days Board of Directors Chairman, who presented a report on the 2005 City of Renton community festival held during the week of July 19th through July 24th. Mr. Hulten thanked the City of Renton, the sponsors and contributors, the media partners, and the Renton service clubs for their assistance and support. He reviewed the festival events, activities, entertainment, and exhibitions that took place, such as Kids' Day, Art in the Park, Nibble of Renton, Library Book Sale, and the Skate Park Exhibition. In conclusion, Mr. Hulten expressed his appreciation for the many volunteers who contributed over 9,500 hours in planning for and assisting with the festival.

**PUBLIC HEARING**

**Annexation: Akers Farms, 108th Ave SE & Puget Dr S**

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker-Wheeler opened the public hearing to consider the 60% Notice of Intent to annex petition and R-8 zoning for the proposed 13.3-acre Akers Farms Annexation, located south of Puget Dr. S. and east of 108th Ave. SE, if extended.

Alex Pietsch, Economic Development Administrator, reported that the site contains five single-family dwellings, and slopes downward from the southwest corner to the northern point at a 3% slope. The northern portion of the site contains an unclassified coal mine hazard area. In regards to the public services, he indicated that the site is within Fire District #40, the sewer service areas of Renton and the Soos Creek Water and Sewer District, the water service area of Soos Creek Water and Sewer District, and the Renton School District.

Mr. Pietsch noted that the site is currently zoned R-8 (eight dwelling units per gross acre) in King County. Renton's Comprehensive Plan designation for the site is Residential Single Family, for which R-8 (eight dwelling units per net acre) zoning is proposed. Reviewing relevant City policies and Boundary Review Board criteria, he explained that this smaller than normal annexation is limited to the future development of 84 or fewer single-family lots and has poor connectivity to the City because of the power line corridor to the northeast. However, the annexation proposal is a potential catalyst for the annexation of a larger area to the east, and will facilitate upgrading this portion of Benson Hill under City development standards.
Continuing, Mr. Pietsch said the fiscal impact analysis indicates a surplus of $25,990 at full development, and an estimated one-time parks acquisition and development cost of $33,708. He noted that staff suggests Level 2 flow control for new development, and that the cumulative impact of recent annexations will eventually require more police staff. Mr. Pietsch concluded that the proposed annexation serves the best interests and general welfare of the City, particularly if the annexation facilitates higher quality development near Nelsen Middle School.

Public comment was invited.

Robert Ableidinger, 10908 SE 164th St., Renton, 98055, expressed his opposition to the inclusion of his property in the annexation proposal, which consists of approximately 2.5 acres and is located on the eastern edge of the site. He explained that he has been out of town for over three years, and did not have any input into whether he wanted to be a part of the annexation or not. Mr. Ableidinger asked that his property be removed from the annexation area. Additionally, he noted that it is difficult to afford and obtain building permits from the City of Renton.

Mayor Keolker-Wheeler countered that Renton is known for its quick, easy, and predictable permit activity. Councilman Corman also noted the City's fast permit issuance process, and stated that he does not want to force Mr. Ableidinger to come into the City if he objects.

Mr. Ableidinger noted the potential of developing more units on his property if it remained in King County. Mr. Pietsch stated that there may be a net reduction in Mr. Ableidinger's ability to develop his property if it were in Renton; however, the City's development fees are approximately an eighth of the cost of the fees in King County.

In response to Mr. Corman's inquiry, City Attorney Larry Warren confirmed that at this point in the process, property can be withdrawn from a proposed annexation. Councilman Clawson expressed concerns regarding setting a precedence and creating holes or irregular boundaries if property were to be removed from an annexation area, in this instance or in any other, unless there were extreme circumstances.

There being no further public comment, it was MOVED BY NELSON, SECONDED BY PALMER, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

Moved by Clawson, seconded by Law, Council accept the Akers Farms 60% Direct Petition to annex, support future zoning consistent with the Comprehensive Plan's Residential Single Family land use designation, and authorize the Administration to submit the Notice of Intent package to the Boundary Review Board and prepare the relevant ordinances.*

Councilman Corman noted the number of unanswered questions regarding Mr. Ableidinger's property and suggested staff review of the matter. Mayor Keolker-Wheeler pointed out that the Boundary Review Board is likely to add property to the boundaries of annexations, since King County is trying to divest itself of unincorporated areas.

City Clerk Bonnie Walton confirmed that at staff's recommendation, Council agreed to expand the Akers Farms annexation area to include the subject eastern
parcel and abutting street right-of-way when the 10% petition was accepted and the circulation of the 60% petition was authorized on April 18th.

Councilman Clawson urged Council to support the annexation as presented. Councilman Corman indicated there may be extenuating circumstances in this particular case.

*MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL TABLE THE MOTION UNTIL THE NEXT COUNCIL MEETING ON 9/12/2005. CARRIED.*

**ADMINISTRATIVE REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City’s recent progress towards goals and work programs adopted as part of its business plan for 2005 and beyond. Items noted included:

- The annual Kennydale Splash Day, organized by Recreation Division lifeguards, was held on August 11th. Eighty swimmers, 16 years and younger, competed in races and contests, in and out of the water.

- The 39th session of the Renton Police Department Citizen's Academy begins September 13th. The academy meets for 12 weeks on Tuesdays, from 7:00 p.m. to 9:00 p.m., and interested individuals must apply by September 2nd.

**RECESS**

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL RECESS FOR FIVE MINUTES. CARRIED. Time: 8:52 p.m.

The meeting was reconvened at 8:57 p.m.; roll was called; all Councilmembers present.

**AUDIENCE COMMENT**

Citizen Comment: Davis - Airport Hangar Buildings Reversion to City Ownership from Cedar River Hangar Limited Partnership

T.C. Davis, 1615 S. Puget Dr., #D, Renton, 98058, referenced unfinished business item 9.c., the Transportation (Aviation) Committee report concerning the recommendation to revert the Cedar River Hangar Limited Partnership's airport hangar buildings to City ownership. Mr. Davis expressed his opposition to the reversion, saying that the City should not be in the retail business. He asked that the recommendation to approve this action be reconsidered, and that the City's related financial information be reviewed. (See page 294 for committee report.)

Citizen Comment: Gannett - Airport Hangar Buildings Reversion to City Ownership from Cedar River Hangar Limited Partnership

Jim Gannett, 14443 NE 61st St., Redmond, 98052, referring to the same topic as the previous speaker, reviewed the proposed 15-year lease submitted by Cedar River Hangar Limited Partnership in May, and questioned the soundness of the City's financial information concerning the matter. He indicated that the reversion will put the partnership out of business, and noted the revenue the City has received from the business over the course of its lease. Mr. Gannett stated his concerns regarding the reversion of private enterprises to public ownership, and expressed his unhappiness with the reversion recommendation and the City's handling of businesses as the Airport. (See page 294 for committee report.)

**CONSENT AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of 8/8/2005


CAG: 05-114, Riverview Park Bridge Renovation, Marine Vacuum Service

City Clerk reported bid opening on 8/4/2005 for CAG-05-114, Riverview Park Bridge Renovation; six bids; engineer's estimate $185,000; and submitted staff recommendation to authorize the use of excess budget from completed projects and award the contract to the low bidder, Marine Vacuum Service, Inc., in the
Development Services: Federal National Incident Management System

Development Services Division recommended adoption of the Federal National Incident Management System (NIMS), which provides a consistent nationwide approach to responding to and recovering from domestic incidents and is required by all local governments for future grant eligibility. Council concur.

Annexation: Park Terrace, SE 112th St & Anacortes Ave NE

Economic Development, Neighborhoods and Strategic Planning Department recommended a public hearing be set on 9/12/2005 to consider the proposed Park Terrace Annexation and future zoning, the boundaries of which were expanded by the Boundary Review Board from 7.65 to 80 acres. The site is located south of SE 112th St., if extended, and east of Anacortes Ave. NE to 144th Ave. SE. Council concur.

Finance: Bond Proceed Reimbursement, S Lake WA Roadway & SW 27th St/Strander Blvd Extension Capital Expenditures

Finance and Information Services Department recommended authorizing capital expenditures on the South Lake Washington roadway and SW 27th St./Strander Blvd. extension projects in anticipation of reimbursement from the proceeds of tax-exempt bonds or other obligations. Refer to Finance Committee.

Human Services: 2006 CDBG Funds Allocation

Human Services Division recommended setting a public hearing on 9/19/2005 to consider the allocation of 2006 Community Development Block Grant funds as recommended by the Human Services Advisory Committee. Refer to Community Services Committee; set public hearing on 9/19/2005.

Transportation: Commute Trip Reduction Program Grant, WSDOT

Transportation Systems Division recommended approval of an agreement with Washington State Department of Transportation to accept funds in the amount of $38,435 for the Commute Trip Reduction program. Council concur. (See page 295 for resolution.)

Transportation: Commute Trip Reduction Program Services, King County

Transportation Systems Division recommended approval of an agreement in the amount of $35,828 with King County Department of Transportation to provide Commute Trip Reduction services to 21 affected employers in the City of Renton for 2005-2006. Council concur.

Sound Transit: Phase II Work Plan, Renton Prioritized Project List

Transportation Systems Division recommended approval of the list of prioritized projects within Renton for inclusion in the Sound Transit Phase 2 (ST2) work plan. Refer to Transportation (Aviation) Committee.

CAG: 03-033, SW 27th St/Strander Blvd Extension Design, Perteet Engineering

Transportation Systems Division recommended approval of Supplemental Agreement No. 3 to CAG-03-033, agreement with Perteet Engineering, Inc. for the SW 27th St./Strander Blvd. extension project, for construction management services in the amount of $110,846. Approval was also sought for a budget adjustment to the Transportation Fund to cover the construction costs. Refer to Transportation (Aviation) Committee.

Utility: Hazen 565 Pressure Zone Reservoir Design, RH2 Engineering

Utility Systems Division recommended approval of an agreement with RH2 Engineering, Inc. in the amount of $229,608 to design the Hazen 565 Pressure Zone Reservoir, which will serve the Renton Highlands by providing 1 million gallons of additional water storage. Council concur.

MOVED BY BRIERE, SECONDED BY LAW, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

UNFINISHED BUSINESS

Committee of the Whole

Annexation: Policy

Council President Briere presented a Committee of the Whole report recommending concurrence in adoption of the following annexation policies and strategies:
1. Council affirmed the strategy in the 2006-2011 City Business Plan and Goals to "Promote annexation where and when it is in the best interest of Renton."

2. The City should institute a fee for annexations to help cover administrative costs.

3. Develop a methodology to address levels of services (and proportionate staffing) through a review of annexation growth during the annual budget process.

4. The City should continue to work with the State Legislature to identify tools to reduce the negative financial impacts of annexation.

5. The City should continue the practice of requesting that the Boundary Review Board expand the boundaries of petition-driven annexations.

6. On the East Renton Plateau:
   - Incremental annexation of the area should continue at the adopted density and development standards.
   - Staff should develop a strategy for annexation and provision of services to this area in the most efficient and cost-effective manner.

7. Incremental annexation of the Talbot Ridge/Springbrook Watershed areas should continue at the adopted density and development standards, particularly in areas where the City owns park lands or is the established provider of sewer service.

8. The City should work with the Boundary Review Board to expand the boundaries of the proposed Maplewood Addition annexation to include the entire SR-169 Corridor, including Maplewood Ridge Estates. At a minimum, the City should ask the Boundary Review Board to remove this area from the proposed Fairwood incorporation.

9. The Council would like more information about the long-term fiscal impacts of annexing the West Hill before any decisions are made about annexation or establishing this area as a new potential annexation area.

10. The Council would like more information about the long-term fiscal impacts of annexing the Fairwood/Cascade area before any annexation of this area occurs. Staff should not actively promote annexations east of the Benson Rd. S./108th Ave. SE commercial area until the financial analysis is complete.

MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.
Finance Committee
Finance: Financial Management Policies

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve the Financial Management Policies, and to annually review the policies to identify any needed changes. The Committee further recommended that these policies be included in the Mayor's proposed 2006 Budget document that will be presented to the City Council at the end of October 2005. MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Councilman Persson invited Mike Wilson, Interim Finance and Information Services Administrator, to give a briefing on the Financial Management Policies. Mr. Wilson emphasized that the financial health and welfare of the City is highly dependent upon establishing and maintaining sound, financial-planning objectives and strategies of implementation. He explained that the policies contain ten sections that address the financial philosophy of the City from the budget process to policies concerning revenues, expenditures, fund balances, debt management, and cash flow.

Mr. Wilson noted the amount of time and effort that went into the development of the policies, and stated that the policies are not only comprehensive but will address the future health and financial welfare of the City for a long time to come. Mayor Keolker-Wheeler expressed her appreciation to Mr. Wilson for all his hard work in getting things in order for the new Finance and Information Services Administrator.

Transportation (Aviation) Committee
Airport: Hangar Buildings
Reversion to City Ownership from Cedar River Hangar Limited Partnership

Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to approve the reversion of Cedar River Hangar Limited Partnership's hangar buildings to City ownership on 9/1/2005, and apply the City's monthly hangar rental rates to the Cedar River Hangars. MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

RESOLUTIONS AND ORDINANCES

Resolution #3764
Airport: Layout Plan Update, FAA Grant

A resolution was read authorizing the Mayor and City Clerk to execute the Federal Aviation Administration's Airport Improvement Program grant application and acceptance documents to help implement the Airport Layout Plan and update of the Airport Base Map, and authorize the airport manager as the City's official representative in this matter. MOVED BY PALMER, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3765
Police: Jail Booking Fee, Jail Booking Interlocal Agreements

A resolution was read setting a minimum daily rate of $70 for the housing of jail inmates from other King County cities. MOVED BY LAW, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3766
Transportation: Commute Trip Reduction Program Grant,

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with the Washington State Department of Transportation entitled "Commute Trip Reduction Implementation Agreement."
WSDOT

MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3767
Development Services: Federal National Incident Management System

A resolution was read adopting the Federal National Incident Management System (NIMS) for the City of Renton. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3768
Police: Valley Special Response Team Interlocal Agreement Addendum, CAG-03-080

A resolution was read authorizing the Mayor and City Clerk to enter into an addendum to the interlocal cooperative agreement for the Valley Special Response Team, regarding the processing of claims. MOVED BY LAW, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

NEW BUSINESS
Council: Committee Meeting Date & Times, Council & COW Meeting Time

MOVED BY BRIERE, SECONDED BY CORMAN, COUNCIL REVISE THE MONDAY COMMITTEE MEETING TIMES STARTING 9/19/2005 AS FOLLOWS: FINANCE COMMITTEE NEW REGULAR START TIME AT 5:30 P.M. THE SECOND AND FOURTH MONDAY OF EACH MONTH, COMMUNITY SERVICES COMMITTEE NEW REGULAR START TIME AT 5:00 P.M. THE SECOND AND FOURTH MONDAY OF EACH MONTH, AND PUBLIC SAFETY COMMITTEE NEW REGULAR START TIME AT 5:30 P.M. THE FIRST AND THIRD MONDAY OF EACH MONTH. COUNCIL ALSO AUTHORIZE THE IMPLEMENTATION OF THE NEW COMMITTEE OF THE WHOLE (6:00 P.M.) AND COUNCIL MEETING (7:00 P.M.) START TIMES ON 9/19/2005. COUNCIL CONCUR.

Appeal: Sunset Bluff Preliminary Plat, SR 900 LLC & Herons Forever, PP-04-002

City Attorney Larry Warren announced that he received a proposed settlement agreement from SR 900 LLC and Quarry Industrial Park LLC, and Herons Forever regarding the Sunset Bluff development project (PP-04-002), which changes three of the conditions imposed by City Council as part of the project's approval process. He explained that the first condition concerning seeding of the area with various grasses, wildflowers, and forbs will now include the actual planting of trees and shrubs. The second condition concerns the fencing around the property, and the third condition concerns the stormwater detention and treatment.

Continuing, Mr. Warren explained that if the conditions are acceptable the lawsuit will be dismissed, which includes not only the Land Use Petition Act but also the present pending appeal to the court of appeals that was filed by the project developer.

MOVED BY LAW, SECONDED BY CORMAN, COUNCIL AUTHORIZE THE MAYOR TO SIGN THE SETTLEMENT AGREEMENT. CARRIED.

Transportation: Monster Rd Bridge Repair Project

Councilman Persson requested an update on the Monster Rd. Bridge repair project and whether the insurance company has paid.

Community Services: Thomas Teasdale Park Gate Installation

Councilman Persson requested review of whether a gate is needed for security purposes at Thomas Teasdale Park. Mayor Keolker-Wheeler assured that the Administration is reviewing the matter.

AUDIENCE COMMENT
Citizen Comment: Gannett - Airport Hangar Buildings Reversion to City Ownership from Cedar River Hangar Limited Partnership

Jim Gannett, 14443 NE 61st St., Redmond, 98052, spoke on the Council's decision to approve the reversion of the Cedar River Hangar Limited Partnership's airport hangar buildings to City ownership. Mr. Gannett stated that the partnership never received a counter offer from the City to be able to determine what the City wanted.
ADJOURNMENT

MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 9:35 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
August 15, 2005